

SUBDIVISION ANALYSIS

July 22, 2009

PUD-1-2009

Harker's Landing PUD

2600 South Anna Caroline Drive

RM Zone

138 Units

13.8 Acres

10 U/A

BACKGROUND

Holmes Homes is requesting preliminary approval for a residential development to be known as Harker's Landing. The subject property is bordered on the north by the Riter Canal, the east by commercially zoned property, the south by agriculturally zoned property and the west by the future Mountain View Corridor.

STAFF/AGENCY COMMENTS:

Public Works Department:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- X Contact Salt Lake County Auditor's Office for approval of street names and subdivision name.
- X Discuss possible sound barrier wall with UDOT.
- X Revisions to plat required.
- X Flood control and storm water issues to be coordinated with Public Works.

Utility Companies:

- X Standard utility easements will be required for this project. Developer will need to coordinate placement of easements.

Granger Hunter Improvement District:

- X Project is subject to all GHID requirements and design standards.

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Fire Department:

- X Proposed fire hydrant locations need to be shown on subdivision plat.
- X Project shall meet all provisions of Fire Code relating to this type of development.

Building Division:

- X Soils report will be required.

ISSUES:

- The Harker’s Landing PUD is a residential community consisting of 138 units on 13.8 acres. This equates to an overall density of 10 units per acre. During the rezone of this property, a development agreement was reviewed and approved by the Planning Commission and City Council. A copy of the executive summary will be provided for the Commission’s review.
 - The site has been designed with alley loaded units. Units designated as A, B & C will be front loaded while units E, F, & G will be rear loaded. The developer has been careful to design the portion of this project adjacent to Anna Caroline with units fronting the dedicated street. This will create a more pleasing street scene and will be consistent with what the City has recommended for town home developments in Highbury.
 - Buildings will consist of 100% masonry products. The architectural style has been labeled as contemporary by the developer. Therefore, building materials will consist of stucco with vertical and horizontal hardi-board. Stone may be added as an additional material. Other masonry products may be used as accents where determined appropriate. If substantial changes are proposed, staff will review these with the Planning Commission during a study session.
 - There are two distinct building types and each has varying square footages. Within each building, at least one of the end units will have a master bedroom on the main level. Unit sizes range from 1243 square feet to 1633 square feet. It should be pointed out that of the 138 units, only 8 will be built at the smaller square footage. The remaining units will have a minimum dwelling size of 1504 square feet. All units will have a courtyard and/or a covered porch. The courtyard areas will provide residents a sense of outdoor living.
- X Staff has evaluated this project in regards to the multiple family design standards. The project meets with the standards outlined for pedestrian access and circulation, architecture, building materials, and amenities. Staff will continue to coordinate the design standards with the developer and architect as this project moves through the approval process.

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- X Access for this development will be gained from Anna Caroline Drive. Anna Caroline Drive was dedicated as part of the West Valley Pavilion Subdivision to the east. The developer of that subdivision, which includes the Winco property, will be responsible for the improvements to this street as part of their development. The two access points for Harker's Landing will align with the west access points leading into the Winco property. Internal access will be provided via a private street system. The cross section will provide curb and gutter, a sidewalk on the interior side and 20 feet of pavement.
- X During the approval process for the West Valley Pavilion Subdivision, consideration was given to the Cross Town Trail system. A 10-foot sidewalk will be installed along Parkway Avenue and will turn north on Anna Caroline Drive. A transition to the west side of Anna Caroline will occur at the first entrance to this project. The 10-foot walk will then continue northward to the Riter Canal. Although the construction of Anna Caroline is not this developer's responsibility, staff will recommend that the developer work with staff and the developer of the Winco property to evaluate the possibility of using a different road material to better identify the Cross Town Trail crossing.
- X This project consists of 51% open space or 6.98 acres. 3.04 acres, or 22% of the open space will be for active use. The developer is proposing a club house, pool, hot tub, walking paths and tot lot. The developer has yet to finalize the amenity package, but staff believes that additional amenities can be supported within these spaces and recommends that the developer evaluate these spaces for such uses. Staff will require that the open space and amenity plan be reviewed by the Planning Commission during the first phase of the final plat.
 - The developer is proposing to fence the north, west and south sides with a vinyl fence. Staff will recommend that fencing along Anna Caroline Drive be a 3-rail fence or something similar. This fence type would provide a sense of separation from the Cross Town Trail and public street, but would not give the appearance of fencing in the development.
- X Section 7-19-805(5)(vii) of the City code states that when a design for residential subdivision creates lots adjacent to an existing or proposed state freeway, expressway or highway in areas where high noise levels can be expected, a noise barrier meeting UDOT standards for noise attenuation is required. Because the future Mountain View Corridor will be elevated at this location, staff believes that a sound wall would have no impact on noise attenuation.
- X Setbacks are being proposed as illustrated on the site plan. The minimum setback adjacent to Anna Caroline will be 20 feet. The rear setback along the perimeter of the development will be 15 feet. All driveways will be 20 feet measured from either the curb or sidewalk.

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- The density proposed for this project will require the property owner and/or developer to participate in the TDR program. As specified in the development agreement, the property owner will need to resolve this issue as part of the subdivision process. Staff will be coordinating this matter as this development moves forward. The participation in this program will need to begin prior to final plat submittal. A resolution to the TDR requirement will need to be satisfied prior to plat recordation.
 - Staff is unsure what type of interior lighting will be used. Staff will coordinate this matter with the developer and will present the findings to the Planning Commission during the first phase of the final plat.
 - The developer is proposing to include two entry features. The detail of these structures was reviewed during the study session. The architecture and design of these features is a reflection on the building design and works well for these locations.
- X The project will be managed by a professional management company. The development agreement addresses this issue and will involve the developer, HOA, and staff before the project is transferred.

STAFF ALTERNATIVES:

- A. Grant preliminary approval for the Harker’s Landing PUD subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
 2. That the Planned Unit Development be subject to the development agreement approved for this project.
 3. That a soils report be submitted and reviewed by the Building Official and City Engineer prior to final plat review.
 4. That the developer provide a landscape plan to be reviewed during the final plat process. Said landscaping plan shall provide measures to ensure that water conservation techniques will be used in accordance with City ordinances.
 5. That all provisions of the West Valley City Fire Department be satisfied including street widths and hydrant locations.
 6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
 7. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.

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8. That the subdivision name and street names be approved by the Salt Lake County Auditor’s Office.
 9. That proposed building setbacks be in accordance with the site plan reviewed during the July 22, 2009 Planning Commission meeting. Slight modifications can be made to this plan if needed and approved by staff. In no case shall the setbacks be smaller than what is illustrated on this plan.
 10. That specialty lighting be provided throughout the entire development. A lighting plan and specification shall be required at final plat review.
 11. That the development site be fenced with a 6-foot vinyl fence. A 3-rail fence or something similar shall be installed along Anna Caroline Drive. Due to the elevation of the future Mountain View Corridor, the developer will not need to install a sound wall.
 12. That the developer work with staff and the Winco developer to evaluate the use of a different road material to better define the Cross Town Trail crosswalk.
 13. That site amenities proposed for this project be those as illustrated on the site plan. Staff recommends that the developer evaluate the possibility of additional amenities in these spaces. Specifics of the amenities will need to be part of the final plat for the first phase.
 14. That the applicant coordinate all storm water issues with the City Engineering Division. This includes possibly revising the phasing plan to accommodate storm water.
 15. That entry features be installed along Anna Caroline as illustrated during the applicant’s presentation.
 16. That building elevations, colors and materials, be in accordance with those illustrated during the July 22, 2009 Planning Commission hearing. Modifications to this requirement will need to be approved by the Planning Commission in a study session.
- B. Continuation, in order for the developer to address issues raised during the public hearing.